

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Director of Planning

Date: June 1, 2022
Time: 2:00 p.m.
Location: Zoom Meeting

Members Present (11)

John Coverdale – Town of Brookhaven
David Doty – Town of East Hampton
Jennifer Casey – Town of Huntington
Timothy McCarthy – Town of Islip
John Condzella – Town of Riverhead
Elizabeth Galle – Town of Shelter Island
Daniel Flynn – Town of Southampton
Thomas McCarthy – Town of Southold
Lisa Perry – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Errol Kitt – At Large

Members Not Present (3)

Samuel Chu – Town of Babylon
John Finn – Town of Smithtown
Kevin Gershowitz – At Large (had audio issues – no voting)
Vacant – At Large

Staff Present (7)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
Theodore Klein – Principal Planner
Christine DeSalvo – Principal Office Assistant
John Corral - Environmental Projects Coordinator
William O'Brien – Research Analyst
Robert Braun – Assist. County Attorney (Commission Counsel)

Call to Order - The Suffolk County Planning Commission meeting of June 1, 2022 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance

Public Portion – There were several members of the public that requested time to speak to the Commission regarding the referrals on today's meeting agenda.

Chair's Report – None.

Director's Report – None.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code –

- **Expressway Drive North Warehouse Building** – The application is referred by the Town of Brookhaven, received on May 4, 2022 - the Commission's jurisdiction for review is that the application is located adjacent to NY State Route 495 (L.I.E. Service Road) and within 500 feet of County Road 101 (Patchogue-Yaphank Road), in the hamlet of Yaphank. Applicants seek site plan approval from the Brookhaven Town Planning Board on the 71.25 acre wooded property to construct three one-story warehouse buildings, 169,724 SF, 176,670 SF and 203,548 SF with a gross square footage of 549,942 SF. Associated site improvements will include of landscaping, lightings, subsurface drainage structures, and on-site parking. The subject as well as surrounding adjacent parcels are zoned L1-Light Industrial, which a warehouse development is as of right use.

The staff report recommended approval of the site plan application to construct three one-story warehouse buildings and offered seven (7) comments for their consideration and use by the Town of Brookhaven Planning Board. After deliberation the Commission resolved to agree with the staff report and approve the site plan application with the seven (7) comments.

The motion to approve the site plan and to offer the seven (7) comments for their consideration and use by the Town of Brookhaven Planning Board was made by Commission member Coverdale and seconded by Commission member Kaufman, vote to Approve; 11 ayes, 0 nays, 0 abstentions.

- **Creation RE, LLC** – The application is referred by the Village of Islandia, received on April 13, 2022 - the Commission's jurisdiction for review is that the application is located adjacent to Long Island Expressway (NYS Rt 495) Express Driven North, in the Village of Islandia. Applicants seek a change of zone, special permit and site plan approval from the Village of Islandia Board of Trustees for the construction of a 178,239 SF single story (42' tall) warehouse (168,239 SF)/office (10,000 SF) building. In addition to the proposed building. In addition, the proposed building, the proposal includes various off-street parking stalls, landscaping and infrastructure improvements. The change of zone request includes from Low Density Residence (L), Multi-Family (MF) and Neighborhood Retail (NR) to Office Industrial (OI). The Warehouse use in OI zoning district requires a special permit.

The staff report recommended approval of the petition for the change of zone, special permit and site plan approval for the construction of the warehouse/office building, offering eight (8) comments for their consideration and use by the Village of Islandia Board of Trustees. Commission member Kaufman then elaborated on some of the issues relating to the proposal including groundwater and traffic impacts.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued)

After deliberation the Commission resolved to generally agree with the staff report and after making Comment #1 of the staff report a condition the motion to approve the change of zone, special permit and site plan approval subject to one (1) condition and to offer seven (7) comments for their consideration and use by the Village of Islandia Board of Trustees was made by Commission member Kaufman and seconded by Commission member Condzella, vote to Approve; 10 ayes, 0 nays, 0 abstentions (Timothy McCarthy left meeting during vote).

- **Town of Southold, Town Board Own Motion (TBOM);** the application is referred by the Southold Town Board, received on May 2, 2022 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to an ordinance and/or Comprehensive Plan. The subject referral is for a "Local Law in relation to Amendments to Chapters 280-13, 280—17, 280-38, 280-41, 280-45, 280-48, 280-50 and 280-62, each entitled "Use Regulations related to affordable rental units". The proposed local law would allow (by special exception) the conversion of an existing building with up to six (6) apartments for workforce housing in the B (General Business), HB (Hamlet Business), LB (Limited Business), LI (Light Industrial), LIO (Light Industrial Park/Planned Office Park) and RO (Residential Office) within the Hamlet Locus (HALO) Zone and Hamlet Center.

Guest Speakers – Heather Lanza, Director of Planning for the Town of Southold; gave a presentation providing clarification and answered Commission member questions relating the proposed zoning code amendment regarding the future placement of affordable/workforce apartments in the Town of Southold.

The staff report recommended approval of the Local Law Amendment referral on the Southold Town Board's own motion, and offered six (6) comments for their consideration.

After deliberation Commission member Thomas McCarthy made a motion to adopt the staff report as written and approve the Town of Southold "Local Law in relation to Amendments to Chapter 280-13, 280—17, 280-38, 280-41, 280-45, 280-48, 280-50 and 280-62, each entitled "Use Regulations related to affordable rental units", and offer the six (6) comments. The motion was seconded by Commission member Kaufman, vote to Approve; 11 ayes, 0 nays, 0 abstentions.

Adoption of Minutes – Motion to adopt the May 4, 2022 Meeting Minutes was made by Commission member Perry, seconded by Commission member Thomas McCarthy. Vote Approved unanimously.

Other Commission Business

- Advisory: **Motor Parkway Associates, LLC**, referred by the Village of Islandia. Chief Planner Andrew Freleng stated that this current referral was a SEQRA coordination of a large scale (9 story) hotel proposal, and that pursuant to the Commission's rules regarding proximity to adjacent municipalities, would trigger special public notifications to surrounding properties.
- Chairwoman Casey mentioned that there is the possibilities of in-person meetings starting up again in the near future, but for now the next Commission meeting is to be held on July 6th at 2 p.m. via Zoom.

Meeting Adjournment (3:50 p.m.)

- The motion to adjourn the meeting was made by Commission member Doty, seconded by Commission member Thomas McCarthy and approved unanimously.